Above 14th St., West Side.

WASHINGTON HEIGHTS LIST

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West light rooms and bath (corner light all modern; rent \$22 to small family

1742 Six rooms bath open plumb-materdam ing; modern improvements; rent.

502 to
508
West
147th st.

Four large, light rooms and bath;
all modern improvements and up to
date in every way; no better else
where for more money; rents \$15
to \$20 to \$mail families.

1808 Four large rooms and bath; steam heat, &c.; an excellent flat, for \$17

Janttors on premises will show yacant apartments for further information call write or phone

THOMAS & SON.

1,742 AMSTERDAM AV

69-71 WEST 130TH ST.

A newly completed elevator apartment hous without exception the handsomest in Harlen situated on a restricted private house block; ever conceivable improvement has been installed for the benefit of tenants; each apartment consist of 7 rooms and bath; the size of these rooms is

RENTS \$45 TO \$55.

383 Central Park West (98th st).

206-210-212 West 82d St.

ROBERT RANKIN,

THE ROCKINGHAM.

BROADWAY AND SOTH STREET.

Apartments, 7 and 8 rooms; extra wide halls; ery roomy throughout; elevator, hall service, tele-

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19 WEST 42D ST., NEAR 5TH AVE.

THE MANCHESTER.

812 AND 514 WEST 151ST ST. RENTS, \$40 AND UPWARD.

RENTS, 840 AND UPWARD.

Six and seven rooms and bath: handsomely decorated; all light, large rooms; finest sanitary plumbing; nicket-plated showers; porcelain sinks and bath; clevator, hall boys, cleetric lights, telephone, messenger call. Superintendent, premises.

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TO RENT-\$13 and \$14; choice flats, five rooms and bath; all improvements; private flat; good order; near Fulton st. elevated station and cars to Broadway ferry; janitor on premises. 27 Marion st., near Reid av. WILLIAM P. RAE COMPANY, 394 Gates av., corner Nostrand av.

REAL ESTATE-OUT OF THE CITY.

Westchester County -Sale or Rent. FOR SALE—Mount Vernon house, fi rooms and math; lot 50x165; location unsurpassed; convenient o both New Haven and Harlem R. R.; price, \$8,500, ddress 40 South 8th av., Mount Vernon.

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ROAD HOUSE.

Eighty minutes out; good business; 14 room house barn; ice house; \$6,000; half cash. Fuller infor-mation T. L. SMITH, 44 Broadway; N. Y.

A BARGAIN.

156-acre farm: 90 minutes out; 90 acres clear;
balance wood: 9-room house; barm 30130; \$3,000,
\$2,000 cash; balance mortgage. Fuller information
T. L. SMITH, 44 Broadway, N. Y.

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TO LET-House, Bayshore, L. I.; 12 rooms, butler's pantry and all modern improvements on Maple av., near the water. Address H. R. BOYLE, 166 Centre st., New York etty.

OYSTER BAY - Waterfront residences; renumished; accrage for sale. CHARLES D. SMITH

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Montclair, N. J.

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BERNARDSVILLE, N. J.—Modern Colonial house, 10 rooms, ail improvements, steam heat, spring water, open plumbing, electric lights, large open fires, spacious porches, commanding most magnificant view in New Jersey from elevation of nearly 900 feet; fine barn accommodating 3 horses, earlage room, coaciman's room, large poultry enclosure and house, 2 acres ground in lawn, garden, enesting grove; will sell furnished with horse, carriages, poultry, &c., complete, price \$12,000, Address Box 36, Bernardsville, N. J.

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BEST SHOREFRONT. 115 acres. 22 minutes by rail from this city, right mong millionaires, positively restricted; 100 feet of sandy beach, high and dry; value, \$15,000; must e sold to settle estate; price, \$3,000; terms easy, DOCTOR, 80 Lexington av., 10 to 12.

WILL SELL COUNTRY SEAT, \$7,000; 38 miles out New York; New Haven road, near Sound, 28 acres good land; 12-room house; barns; outbuildings; all kinds fruit and berries. Address P. O. box 206, Darien, Conn.

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BRAUTIPULLY FURNISHED LARGE HOUSE near Waldorf: 27 rooms, 6 baths; splendid co. dition; rent, \$245; will sacrifice furnishings; easy terms. EARLE A. RAAKE, 1244 Broadway.

Unfurnished. A.-HOUSES, unfurnished and furnished, 1 desirable locations; rents, \$1,200 to \$18,000. FOLSOM BROTHERS, 835 Broadway.

HOUSES, ROOMS, PLACES OF BUSI-

NESS, &C., WANTED.

GLEN RIDGE, N. J.—Wanted, to lease from May 1 next, dwelling near station; rent, \$450 to \$550 per annum. S. C. M., box 124 Sun office.

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Last Side.

17TH ST., 130 EAST-Desirable well furnished coms, large and small, for gentlemen.

20TH ST., 10 EAST-Handsomely furnished rooms; every convenience; singly or en suite; gentlemen preferred.

8TH ST., 7 WEST, The Dominique-Large front parior suitable for professional or private; fur-nished if preferred; men only.

23D ST., 414 WEST-Well furnished square and hall rooms; near L station; ladies preferred, tran-

320 ST., 22 WEST-Elegant parlor, bedroom; bath furnished; attendance; electric light, heat; physi-clan, dentist, bachelors.

Brooklyn.

UNION ST., 256-Newly furnished large square toms, heated, gas, bath, with or without board.

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West Side.

Furnished.

123 Liberty St., N. Y. City.

phone, etc.: rentals, \$900 and \$1,000.

ms. bath. elevator, electric light, etc.

mer and wife to Louis Ramoer, r s 50 cts. WRST AIDE. West of Fifth 4s. between Fourteenth and 11000
with st. 246 W. 20.6298.9; Elisha H Janes to
Vettoric Bernardi and wife, b & z.
Sth st. 181 W. 17x100.8; Richard C Daniel to
Martha Lisson, r s 25 cts. mtgc \$13,000...
Same prop; Martha Lisson to Mrs Ray Jeaacs
r s \$1.26, mtgc \$13,000...
Sth st. 76 W. 20x100.5; Jessie L Spaulding
and ane to Byron H Burdith, r s \$1, mtgc
\$20,000... 18,000

\$20,000. tin at, s. 256.2 e Riverside av. 60x100.ii: Henry M Whitehead, referee, to Central Building and Improvement and Invest-ment Co. rs \$20.28. HARLEM. (Manhattan Island, north of 110th st.)
118th st. 250 W, 16.82100.11; John A White-man to Florence S Martyn, mtge 20,500, Same property: Florence S Martyn to Anna S King, all lens, b & 5.

3 King, all lens, b & 5.

10th st. 313 W 2576.11326.1354.5; Nora Gordon to Amelia Krauss, mtge \$20,000.

120th st. 60 F. 193100.11; Herman A Brecker to Elizabeth A Whitmore, r s \$3, mtge 115th at, s s, 117.5 w 2d av, 17.6x100.11; Ernes-tine Harris to Edward J Mahon, mtge \$12.000.

(Borough of The Brenz.) oth st. s a, 325 e Willis av. 25x100; Mary P Bergen to John H Bergen, 14 part, miges, Lares, &c...
Lots 31-35, map vills sites of Greene; Owens &
Gelsten, qc...
Same property, Agnes M Scoville and ane,
erscutors to Herman A Brecher, rs \$3.56... omi

Recorded Leases. St Nicholas av, 175, a w cor 119th st; Mar-

Recorded Mortgages.

(South of Fourteenth at)

(Where no interest is stated, read 5 per cent.)

th st (St Mark's pl), 113. Andrew Ruhn
and wife to Mary A Hanigan, trustee,
2 yrs, 42 per cent.

Monroe st, 247, n s: Michael Bonni to Callman Rouse, 4 mos.

Orchard st, 108: Hugo E Distelburst to Mary
E Allen and ano, trustees, 2 yrs.

Forsyth st, 79-81, Harry Fischel to Title
Guarantee and Trust Co, 3 yrs, 442 per
cent.

35.00 rand st. s e cor Chrystie st; same to same,

East of Fifth as, between Pourteenth and 110th sta.) 02d st, s e cor 1st av; Edward Thee to The Henry Elias Brewing Co, saloon lease, demand, 6 per cent WEST SIDE.

Broadway, w s. 43.2 s 47th st; Phebe A Mur-phy to Julia L Murphy and ano, 3 yrs.

(Manhatian Island, north of 110th st)
123d et, 247 W: Annie F Braham to Jenny
Quidet, et al. exra, due March 1, 1905.

8 Nicholas av, 178, s w cor 119th st; Alonzo
Sahey or Sabey to George Rintler & Co,
saloon lease, demand, 6 per cent.

120th st, 60 E; Elizabeth A Whitmore to
Herman A Brecher, 2 yrs.

BRONE.

(Borough of The Brone.)

Main st, e s, 300 n Pilot av; also property on Jaggar av; Robert Jacob to Adele Kneeland, exer and trustee, 3 yrs.

16th st, s s, 325 e Willis av; John H Bergen to Mary F Bergen, 1 yr, 6 per cent.

Southern Boulevard, e s, 290 s 167th st; Henry D Tiffany to Susan B Hutchinson, 3 yrs, 6 per cent.

Concord st, w s, lot 28, map 93, choice lot 252100; Charles L Ullman to Henry C Trumper, 3 yrs, 6 per cent.

Anthony av, a w cor 173d st; Ernest Wenigman to Caroline C Kendall, 1 yr, 6 per cent. cent.
Part lot 8, map Woodstock, 47x108; Gertrude
Otto to Martin Kleit, 2 yrs
Kelly 8t, n. s. 75 w Wales av: Peter Otto and
wife to Gertrude Otto, 1 yr, 6 per cent...

Assignments of Mortgages Bredy. Thomas J, to Walter S Coleman. \$15,000 The Lawyers, Mortgage Insurance Co to Namie S Vanderpoll, 2 assignments. \$64,000 Piser. Leon and ano, to Prancis H Ross. Union Trust Co. exer and trustee, to Henry M Myrick. M Myrick Menry M, to Union Trust Co, trustee.
Johnston, Jennie P, to Robert B Johnston, as trustee. 3 assignments.
Clinchy, Arthur H, to Robert B Johnston. as trustee chaston, Robert B, trustee, to Jennie P Clinchy, 3 assignments

Fehn and ano vs William I. Salas 100.00

Sth et al. 138 E. David Robb vs Estate of Thomas W Clerke and ano vs Blats st, 32 W Barnet Mosor and ano vs Isaac W Walker et al. 100.00

Not st, 162 E. John H Mueller vs Morris Wiedermann. 645.00

West End av. 677; Charles F. Rider vs Seba Rocart 519.00 Mechanies' Liens. th st. 142-144 W; Henry Altman vs Samuel

Satisfied Mechanies' Lien .

Building Loan.

Lis Pendens.

48d st, 204-210 E; 47th st, 119-112 E; 81st st, 104-106 E; Annie F Murphy vs Cornellus O'Rellly, ind and as extr et al (action to establish a legacy); attys, Bennet & Sr.

Plans Filed for New Buildings. DOWNTOWN.

(South of Fourteenth st.) Washington st. w s. 130 s Rector st; Improvement to factory; Mrs Lillie B Hyde, 284 Madison av, owner; C. W Alken, 82 Washington st, architect; cost.

Broadway, 835; Improvement to offices and store; S B Valentine estate, premises, owner; C E Reid, 106 E 14th st, architect; cost. cost.

Mott st, 220: Improvement to tenement and store; George B Kenny, 80 East Houston st, owner; William Kurtzer, architect;

cost.

Elizabeth st, 244-246; improvement to tene
ment and store; same owner and archi
tect; cost. Roadway 760-762: improvement to factory:
Katherine W Lonley, 64 Cedar st, owner:
W C Sommerfeld, 59 W 117th st, architect: cost. W C Sommerreid, 50 W 11741 1., tect; cost.
Chrystic st, 3; improvement to tenement:
Hyman Claman, premises, owner; Nathan
Langer, 220 Broadway, architect; cost...

WEST SIDE. 41st st, 207-209 W and 42d at, 214 W: three and seven story theatre: Klaw & Erlanger, 1434 Broadway, owner; Herts & Tallant, E 2 28th at architect; cost.

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Auctioneers. Gro. R. Read. W. J. Van Pell.

Geo. R. Read,

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NORTHEAST CORNER BROADWAY.
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REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK. NO. III BROADWAY.

CHAS. GRIFFITH MOSES & BRO., 1860 Amsterdam Av.—Want good investment property in exchange for a vacant corner on 3d av., ready for improvement. Also, a small, free and clear or lightly mortgaged private house in exchange for a flat.

HOLDRIDGE & WARD, 4 Warren St.—Want private houses between Madison and Lexington ava. and 23d and 4ist sts. Also, a pito of about 75 feet, with old dwellings that can be altered, on the West Side, north of 34th st, must be under \$1,000 per front foot.

FOLSOM BROS., \$35 Broadway.—Want a plot 100x100 below 14th st. for a manufacturing plant. Also, downtown investment property, \$30,000 to \$500,000.

JOHN F. DOYLE & SONS, 45 William St.—Want investment property of lots in the vicinity of Attorney st. Also, lots or old buildings at Long Acre Square.

WANTS.

HOLDRIDGE & WARD. 4 Warren St.—Offer a first-class business property, leased to two tenants, pays 10 per cent. net on \$22,000, 4 per cent. mortage.

POST & REESE. 1815 East 60th St.—Offer a corner house on Madison av. In the 60s, in perfect condition as regards plumbing, &c., owner wishes to sell, as the house is too large, will accept any reasonable offer. Also, a desirable house on 61st st., north side of the street, between Park and Lexington avs., new plumbing, hardwood floors, &c.

FOLSOM BROS., 835 Broadway—Offer on 14th st., near 7th av., a four-story house, 25x120; price, 250,000. Also, a pivite house on 35th st., near Lexington av., 27x50x1/5 block; price, 250,000. Also, a piot 66x97.6, near 34th st. and Lexington av. price, 565.000.

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4/2% A. W. McLAUGHLIN & CO. 128 BROADWAY.

Above 14th St., 5th Av. to East River. FOR SALE, 50x100 ft. 5 inches in 52d, near Madison Avenue. Apply

JAMES L. LIBBY, 7 Pine St. Telephone 1297 Cortlandt. Above 14th St., 5th av. to North River.

11,000 SOUARE FEET FOR SALE in 34th st. near MACY & CO. JAMES. L. LIBBY, TELEPHONE 1297 Cortlandt.

FOR SALE. Any part of about 70 feet in THIRTY-NINE, bet. 5th & 6th aves., suitable for an Apartment Hotel or Business. Apply to JAMES L. LIBBY, Telephone 1297 Cort. 7 Pine St.

Telephone 1297 Cort. 7 Pine St.

LONG ACRE SQUARE—We have most desirable plots in this section; prices reasonable.
FOLSOM BROTHERS, 835 Broadway. ATTRACTIVE RESIDENCES in Murray Hill rection; prices ranging from \$25,000 to \$100,000. FOLSOM BROTHERS, 835 Broadway.

OUR SYSTEM OF SELLING Real estate and other sound properties has proved a decided success no matter where it is, if you are willing to sell for what it is worth, we can secure a purchaser for you. Write for particulars. Does any of the following interest you?

80 Acres on Shelter Island. Half-mile waterfront, with 20 acres timber, the bal-ance, 60 acres, is good farming land; there is no finer place for summer residence than this water-front with plenty of young trees for shade, and if properly handled could be sold for more than the whole tract cost. Must be sold this month.

Another Tract of 800 Acres In Isle of Wight county, Va., on James River, well watered by small atreams: sultable for game preserve; plenty of wild boar and other small game on grounds. Which is the next club or society to take this one? Tracts of this kind are becoming

A 60 Room Hotel In fashionable summer resort, well-furnished. The best bargain we know of in the line; price, \$15,000. We have a large list of farms and country seats in Dutchess and other counties in New York, New Jersey and Virginia.

21 300 H. B. CRAM & CO.,

Borough of Bronx-Sale or Rent.

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J. CLARENCE DAVIES & CO.

No. 111 Broadway. Tel. 545 Melrose. TO INVESTORS. Entire Block facing Bronx Park. For particulars

F. BIRDSALL SMITH, 2603 BROADWAY. Tel. No. 3198 River. 191ST ST., NEAR BATHGATE AV. -Two ele CORNER APARTMENT HOUSE, with two

Borough of Brooklyn -Sale or Rent. ONE MONTH FREE. ATS ON PARK SLOPE, FROM 814 TO \$33. 5 TO 7 ROOMS AND BATH. JNO. S. MACGILLIVRAY, 811 Seventh avenue, Brooklyn.

3-STORY SINGLE FLAT,
RENTED FOR \$360.
PRICE, \$3,000.
ONLY \$400 CASH REQUIRED.
44TH ST., BETWEEN 3D AND 4TH AVE.
189 Montague St. Telephone 3049 Main.
FOR SALE—Finest business corner in Brocklyn, 300 Reid av., corner McDonough st.; new bruse
just innished; four-story; contains stores and direc
single apartments; tine location for any business.
Owners and Builders, J. H. DOHERTY & BRO.,
ON PREMISES, OR OFFICE, 286 FLATBUSH
AV.

TO LET-APARTMENTS WITH EVERY CONVENIENCE, in the finest location in Brooklyn; 1317 Bedford av. and 1223 Pacific 8t., corner Bedford av.; rents moderate. Apply to janitor at 1317, or J. H. DOHERTY, 286 FLATBUSH AVENUE.

BARGAIN—Two-family house, 50x100, cost \$6,500, sell \$5,500; one-family house 236x100, cost \$4,200, sell \$3,100. CHAS. L. VOELLER, Real Estate broker, 1715 St. Mark's, near Rockaway av., Brook-TO LET—FLATS—WITH EVERY CONVENI-ENCE; NEW HOUSES JUST FINISHED; 300

to 308 Reid av., corner McDonough st.; Janitor on premises, or Owners and Builders, J. H. DO-HERTY & BRO., 286 FLATRUSH AV. F PRICE, \$7,000; CASH, \$1,000; RENT, \$036.00; something that pays and no trouble; 4-story stone store property, 20280; store and three apartment; 6 rooms and bath cach; never vacant. ROBERT WARD REAL ESTATE CO., 181 Remsen st. PRICE, \$10,500; 4-story modern brick double flat, 271681100; rent, \$1,300; 40 rooms; 8 bath rooms; all rented; with \$3,000 cash you can live rent free and \$200 over all expenses. ROBERT WARD REAL ESTATE CO., 181 Remsen st.

RONALD F. BRENNEN 189 Montague St.

FOR SALE OR TO LET 37, 39, 41 MAS-PETR AV., Brooklyn; factory and tenement prop-erty; free and clear; growing in value as the new bridge to Brooklyn nears completion. Apply 103 Greene st., near Bleecker, Manhattan, ground floor. DO YOU WANT TO BUY? by Raymond, on Dean st., near Kingston av.; up-to-date in every respect. RESTRICTED NEIGH-BORHOOD.

BARGAIN-Four-story brick double flat: first story single; also janitor apartments; excellent boation; terms to suit. IGNATZ MARTIN, 1155 Myrtle av., Brooklyn. Eight story factory building States

sprinkler, rented for \$6,500, price, \$80,000. FRANK CORELL. 1079 Bedford av. ACTUAL RENT, \$2,568 Private flat, 24x98, price \$19,000. genuine investment: janttor's apartments. every improvement; located downtown. ROBERT WARD REAL ESTATE CO., 181 Remsen st. Per Cent. LOANS First & Second
Per Cent. REDFIELD, II COURT ST. H. B. CRAM, 256 Broadway.

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CITY REAL ESTATE.

Is the only property in Greater New York with all the following improvements: Sewers in every street, with house connections to each plot; water, gas and electric light wires, with all connections; aspealt pavements, not to be opened; cement curbs and sidewalks of uniform width; beautiful parkways and sirrubbery in every street with provisions for permanent care. If you are satisfied with anything short of the most artistic surroundings and the best society for your family. Prospect Park South is not your place. Fifteen houses of distinctive architecture now building. Pitteen houses of distinctive architecture now building.

The Kings County L. Brighton Beach train, will take you to the property in 22 minutes from the bridge, or Smith Street or Franklin Av. trolley. Handsome illus-trated booklet from

DEAN ALVORD, Owner. 257 Broadway, New York.

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FACTORY SITES.

EASED OR SOLD ON ATTRACTIVE TERMS. Gowanus Canal and its Basins, EASY ACCESS FROM NEW YORK BAY. FOR PLANS OF PROPERTY AND TERMS COMPANY, 3D AVE. AND 3D ST., BROOKLYN. CAMBRIDGE PLACE.

CAMBRIDGE PLACE,

3-story and basement house, in good condition:
was recently appraised by two experts at \$8,500.

PRICE, \$7,200.

ONLY \$1,000 CASH REQUIRED.

An inspection of this house will prove it to be a great bargain.

FRED. M. SMITH.

180 Montague St. Telephone 5049 Main.

TO LET—FLATS—IN NEWLY BUILT BRICK AND STONE HOUSES. 8 large light rooms and bath, lacituding dining from: carneted halls.

AND STONE HOUSES - 6 large light rooms and bath, laciuding dining room: carpeted halls; refrigerator; tiled bath: Janitor; RENTS FROM \$16 TO \$18; CORNERS, \$18 TO \$20; OWNER ALWAYS ON PREMISES; ALSO SUNDAYS, Call at Willoughby av., between Kent av. and Graham st., 5 car lines and L station within 1 block to Bridge, Broadway Ferries and Greenpoint. MAYNARD APARTMENTS

WILLOUGHBY AND THROOP AVS., JUST COMPLETED.

Seven and eight rooms and bath; steam bested; hot-water supply; hardwood trim; open niekel plumbing; all the latest improvements; dumbwatter and janitor service; REXTS, 286 TO \$50. Apply to superintendent or owner on premises.

PROSPECT HEIGHTS, near Montauk Club-spachous dwelling with extension, 2 bathrooms, with modern plumbing, extra large dining room and many extra features. Non-resident processing the strain strain of the strain required, belance like rent or otherwise, per cent. mortgage. ERNESTUS GULICK CO., 350 Pulton st.

SEE SMITH'S fine new and very desirable one-family houses, corner St. John's and St. Charles's places, between Bedford and Franklin aves., one block below Boulevard: Pompelian brick and ilmestone fronts; hardwood trim, foyer halls, latest improved plumbing and heating, tiled bathrooms, &c. For sale, let or exchange, reasonable price, easy terms and immediate possession.

571 JEFFERSON AVE.-20 minutes from New York City Hall—3-story an basement stone latest improvements; in perfect order. The finest house in this section for the money; worth \$15,000. Can be bought for \$ 2,000. Keys and further particulars at In-

BROOKLYN. Park Slope 10th St.,

story and basement brick house, is it mige., \$3,500. JONES & CO., 7th av. and 12th st. PARK SLOPE.

FOUR STORY and basement private house, 21 ft. 7 in. by 80 ft. 6 in.; First st., 150 ft. from Prospect Park West: on premises. PETER F. DELANEY, builder. Take Vanderbilt or 7th avicars; get off at First st. BARGAIN-Two family brick house, 120 Powers

st.; open plumbing: fine order, terms to suit.

H. MORTIMER BENNETT.

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Factory property, Long Island, opposite 34th st.. New York; two-story brick building; engine, boiler, shafting, dec. ratiroad slding on property; and several vacant lots. Excange considered.

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FURNISHED. Above 14th St., East Side. NEAR 5TH AV., OVERLOOKING THE PARK
—Family leaving town offer at reduced rate their
magnificent double apartment in large private
house: beautifully furnished; spacious, sunny
rooms; perfect condition. Address F. A., P. O.
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Above 14th St., West Side. BACHELOR OR FAMILY APARTMENT NEAR HERALD SQUARE.

HOTEL SERVICE. NEATLY FURNISHED APARTMENTS. FOUR ROOMS AND BATH ALSO TWO AND BATH ALL NIGHT ELE VATOR. LATEST IMPROVEMENTS. MEALS "A LA CARTE" IF DESIRED. REASONABLE RENT, QUARTERLY LEASES IF PREFERRED APPLY SUPERINTENDENT.

FLATS AND APARTMENTS TO LET-UN-FURNISHED. bove 14th St., East Side

MADISON AV., S. F. cor. 79th st.—A desirable at floor apartment; steam heated; all modern improvements; immediate possession. Apply to janitor on prenises, of T. John F. DOYLE & SONS, Telephone No. 2368 John. 45 William st.

72D ST., 862 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms, all light; bath, laundry; hot and cold water; 86 to \$13.50; halls heated. FOLSOM BROTHERS, 835 Broadway.

The "Sterling," 203 WEST 113TH ST.

Above 14th St., West Side.

New seven-story, high-class, 6 and 7 room partment house; adjoining 7th av. Driveway, steam radiator in EVERY ROOM. Tiled bathooms and superior open nickel plumbing, with hower and spray; sanitary garbage closets; paniled dining rooms, beautifully decorated, unjormed service, elevator, electric light, telephone, Rents from \$650 up. Apply to Superintendent on premises. Open for Inspection

THE HOWELL. 510-516 West 124th St., Near Amsterdam. Apartments of 4, 5, 5 and 7 rooms, with marble baths; all the latest improvements; all night eleva-tor; telephone, and uniform attendants; rents mod-erate. See owner on premises.

NEW APARTMENTS, 1293-1297 Amsterdam Ave., 123d St.

Rents, \$17 to \$21; all improvements; steam; hot water; hardwood finish; in suites of 4 rooms and bath. Superintendent on premises or H. DOUG-LAS POTTER, Agent, 150 Broadway. BARFELDON. 315 West 94th St.,

NEAR RIVERSIDE DRIVE.
Six rooms and bath, all light; all modern imrovements; elevator service all night; telephone
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J. EDGAR LEAYCRAFT & Co., 19 WEST 42D ST., NEAR 5TH AV. ONLY ONE REMAINING. A very choice apartment of six rooms and bathroom; elevator, electric light, steam heat, telephone, &c., rent, \$12.50.

2731 Broadway, Near 10th St. EDGAR LEAYCRAFT & CO., 19 WEST 42D St BACHELOR APARTMENTS. THE BEVERWYCK. 39 and 41 West 27th 81. PLATS AND APARTMENTS TO LET-UN-REAL ESTATE AT AUCTION

> JAMES L. WELLS, Auctioneer. EXECUTORS' SALE. By order of the Executors of the

Estate of Josephine L. Peyton, Dec'd. at 111 Broadway, N. Y., Real Estate Salesroom 508 to 508 and baths steam heated; hot water supply; nice entrance; rents \$18 to \$16. TUESDAY, Feb. 18, Noon, Av. St. Seven rooms and bath; steam heat;
Nicholas. rents \$30 and \$52. 46 PARCELS choice Business and Investment Properties,

> Manhattan, N. Y. City FIFTH AVENUE. No. 363, east side, about 100 ft. north of 34th St., re-story brick, stone, and iron building, 17.6x, with 3-story brick extension, 17.6x50: tot 17.6x

> DUANE STREET. No. 190, south side, about 47 ft. west of Church St., 5-story brick and stone store; lot about 27x116; building about 108 ft. deep. No. 132, adjoining above, similar building, lot 24x116. THIRD AVENUE.

No. 2185, n. e. cor. 119th St., five-story brick store and apartments, 28x73, with one-story brick extension, 28.7; lot 28x80. No. 155, west side, about 45 ft. n. of 11th St., 3story brick store, about 20x40, with 1-story extension, about 19x20; lot about 20x60.
No. 881, west side, about 45 ft. south of 50th St.,
5-story brick and brownstone building, 30x50;
lot 30x61.11.

EIGHTH AVENUE. No. 11, southeast side, about 45 ft. northeast of Bieecker St., five-stary and basement brownstone building, with one-story extension, covering whole of lot, 22.4445, firegular.

No. 149, west side, about 66 feet north of 17th St., 2-story and attic briek store and apariment, about 20x24, with one and two-story brick extension in rear, about 20x26; also three-story brick building in rear of extension, about 20x20; lot about 20x10. 151, west side, about 87 ft. north of 17th St. a five-story and attic brick store and apartment, about 20x78, with one story brick extension in rear, about 20x20; lot about 20x100.

No. 158, west side, adjoining above, five-story brick building, about 19.7x55, with a one-story extension, 19.7x10; lot 19.7x75. NINTH AVENUE.

No. 842, cast side, 78.6 ft. south of West 30th St., 4-story and basement brick building, 19.8x40; lot 19.8x75.9. TENTH AVENUE.

TENTH AVENUE.

Nos. 851 and 853, n. w. corner 56th St., cach a five-story and basement brownstone and brick flat house, 28350 each: No. 851 has a one-story extension about 17525; lots about 25375 each.

ELEVENTH AVENUE. ELEVENTH AVENUE.

Nos. 670 and 672, east side, 50 feet north of 48th
St., each a four-story brick flat, about 25x48; each
lot about 25x100.

BOULEVARD.

Southwest cor. 181st St., five-story brick factory,
with one-story extension; plot 74.11 on Boulevard
by 125 on 131st St.

by 125 on 131st St.

WEST 13TH STREET.

Nos. 236 and 238, east cor. Greenwich Ave., "The Jackson," five-story brick flat, covering nearly entire plot, 132.7 on West 13th St., and 111.11 on Greenwich Ave.

WEST 14TH STREET. No. 154, south side, 71.8 ft. east of 7th Ave., 4story brownstone dwelling and one-story extension, about 28.8369; lot 28.8103.3.

ENo. 156, south side, 48.8 ft. east of 7th Ave., 4story brownstone dwelling and one-story extension, about 28x63; lot 25x103.3. WEST 19TH STREET.

No. 360, south side, 80 ft. east of 9th Ave., 2-story and basement brick dwelling and extension, about 20x38; lot about 20x59.8. WEST 20TH STREET. No. 349, north side, 190 feet east of 9th Ave., 8-story and basement brownstone dwelling and ex-tension, about 15x98; lot about 15x91 8. EAST 59TH STREET. No. 116, south side, 165 feet east of Park Ave., 4-story and basement brownstone building and extension, about 25x72; lot 25x100.6. BARROW STREET.

No. 29, south side, about 94 feet east of Bleecker St., 3-story and basement brick and frame build-ing, about 18 9238; lot about 18.9239. BLEECKER STREET. Southeast corner West 11th St., 393 to 401 Bleecker and 280 to 286 West 11th St., three, four and twe-story brick buildings; piot about 97 feet on Bleecker St. by 100.8 feet on West 11th St. so. 298, 290, 29 West 11th St. s. w. corner Bleecker and West 1th St., 5 3, 4 and 5 story store and apartment unidings, on piot 72 feet on West 11th St. and 96 cet on Bleecker St.

GREENWICH AVENUE AND BANK ST. Southeast corner, being Nos. 81 to 85 Green-wich Ave., and No. 4 Bank St., three and four-story brick and frame flats; plot 62.3 on Green-wich Ave. by 58.5 on Bank St. 110, west side, 111.11 ft. s. of West 18 ry brick flat, 20x41.9; lot 20x51.8. HORATIO STREET.

N. c. corner Greenwich St., being 59 Horatio St. and 825 Greenwich St., four-story brick flat and 3 story extension, about 20x55; lot about 20x55 and L. Special offer until Feb'y 23rd.

To all buyers until the above date we will take \$280 down, balance in easy payments, for a 50 foot lot, and build to suit an artistic house not to exceed \$6,000, ready for occupancy May 1. Free Life Insurance. Five dollars commutation. Send for printed matter. This offer is made to people who can give good references. No. 577, west side, 82.2 ft south of Bank 4-story brick building, about 18.10x55, on lot 74.312. RENWICK STREET.

No. 79, west side, 75 ft. south of Spring St., 2-story, attic and basement brick tenement, about 18x33; lot about 19x50.

29 PARCELS

Business Properties, Dwellings and Lots, BRONX, N. Y. CITY.

THIRD AVENUE. THIRD AVENUE.

Nos. 2027 to 2633, west side, about 53 ft. south of 156th St., 3 3-story frame stores and flats, each about 23x70, very near L station; lots vary in depth from 75 to 80 feet.

S. w. corner 156th St., Nos. 3113 to 3123, six one-story frame stores, with Nos. 724 and 726 East 156th St. adjoining, two two-story frame dwellings; plot about 125 on avenue by 90.8 on street.

BATHGATE AVENUE. SUBURBAN PROPERTIES—Glen Ridge and Montcialit; for sale, to let or exchange. F. BIRDSALL, SMITH, 2003 Broadway. Tel. No. 3198 River.

S. e. corner 173d St., Nos. 1662 to 1670, and No 770 East 173d St., six three story brick dwellings each about 16.8x36 and extensions; lots each 16.8x81 EAST 173D STREET.

Nos. 774 and 776, adjoining above, 2 three-story brick dwellings, each about 17x36 and extension each lot 17x106. JEROME AVENUE. S. w. corner of North St.; lot 25x100. NORTH STREET. South side, 100 ft. west of Jerome Ave., 2 lots, each 25x100, adjoining above.

EVELYN PLACE.

Cor. Davidson Ave., plot 115x100. Northwest cor. Davidson Ave., one FORDHAM ROAD. Southerly corner Grand Avc., 4 choice lots; plot being about 84 feet on Grand Avc. and 108 feet on Fordham Road. TERMS LIBERAL. SALE ABSOLUTE.

For book maps, terms of saie, &c., apply to SYL VESTER POPE and WILLIAM L. CONDIT, Ex-ecutors, 56 Pine Street, or ABRAM I. ELKUS Attorney for Executors, 56 Pine Street, or to JAMES L. WELLS, Auctioneer, 141 Broadway, N. Y. WILLIAM M. RYAN, Auctioneer,

will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, WEDNESDAY, FEBRUARY 19, 1902, IN PARTITION OF INTERESTS.
The Valuable Entire Block

on Ground Bounded by WEST ST .. LAIGHT ST .. WASHINGTON ST., AND HUBERT ST., containing over 40,000 square feet of land, or 16 city lots.

or Is city lots.

This plot was formerly the United States Appraisers' Stores, and is covered with brick structures, varying from 10 to 3 stories in neight. It has a frontage on West et. of 179 feet, on Washington st. of 178 feet, on Hubert st. of 229 feet, and on Laight st. of 225 feet. Its great value consists of the fact that it is an ENTIRE CITY BLOCK of ground in the

LOWER BUSINESS SECTION Manhatten Island, fronting on West street, the combines the advantages derived from the great husfness traffic along the water front, on the steamships, the ferries, and all the great itend lines, as well as the unonstructed light dich will forever exist.

Directly opposite this property are the freight class of the Pennsylvania Railroad, and adheat is the Desbrosses street ferry to Jersey to cian, dentisi, bacheiors.

46TH ST., 144 WEST New management; handsomely furnished rooms; every convenience; breakfast optional; house, location first class. 92D ST., 117 WEST-Handsome, large, second-story front room, also others; beautiful location; board optional; references. The proposed elevated structure extending ong the marginal street, on the west side of West rect, from the Battery to Fifty-ninth street, rowides for passenger and freight traffic, and witches connecting the various piers. The necessity bill for this proposed structure, which was anned in connection with the North filter Hridge, used the State senate and Assembly in the Legisture of 1901. This is evidence of the near appearance of the local property of the legistrate of 1901. This is evidence of the near appearance of the property will be also of ground, e value of this property will be always incalculate. o7TH ST., 67 WEST Large back parior, sultable for doctor; conveniences; also large room; ref-erences; gentlemen. WILLIAM M. RYAN, Auctioneer, New York Central Depot: At the present time is possible to arrange for ear tracks connecting its property with the New York Central Depot Hubert, Laient and Hudson streets, two blocks om this property.

The present owners of the property hold a policy the Thic Guarantee and Trust Co. guaranteeing e title, which will be relissued to the purchaser rasmail ree. will sell at auction at the New York Real Estate
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WEDNESDAY FEBRUARY 19TH, 1902,
EXECUTORS NALE,
By order of JAMES FITZSIMONS and JOHN
GALVIN, Executors and Trustees of
ALICE KELLY, Decrased,
372 MADISON STREET,
Between Jackson and Scannuel Sta.,
Two and a half story and basement brick and frame
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FIRST, second and third lofts, 37 Warren st. 25x90 cach; reasonable rent.

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West Side.

14TH ST., 324 WEST-Elegant large and small cours; refined house; all conveniences; excellent poard.

21ST ST., 23 WEST, near 5th av.-Elegantly
21ST ST., 23 WEST, near 5th av.-Elegantly
21ST ST., 25 WEST, near 5th av.-Elegantly furnished rooms: superior table and attendance; parior dining room; references.

231 ST, 239 WEST-Elegantly furnished front square and hall room; southern exposure; every convenience; excellent table. 23D ST., 333 WEST Large, warm, sunny room three gentlemen or ladles, \$5 each; attractive home 23D ST., 364 WEST-Large, well-heated rooms; every contenience; excellent table and service; reasonable rates. reasonable rates.

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AN ELEGANT HOUSE in a fine location; Plainfield, N. J.; for sale: can be bought very cheap if sold at once. Apply to McDONALD & WIGGINS, 287 Broadway. PINE FURNISHED ROOM and boarding house; located in Plainfield, N. J.; with 16 rooms and an annex of 12 rooms; filled with reliable good-paying guests; long lease; low rent; price very moderate. Apply to
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\$6,000 BUYS a 14-room house; located in SouthDurnam, Catskill Mountains; two acres of land;
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